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LEG Immobilien AG

9M Results 2015

12th November 2015

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Agenda

- I. Highlights 9M-2015
- II. Portfolio and Operating Performance
- III. Financial Performance
- IV. Business Update and Outlook
- V. Appendix

I. Highlights 9M-2015

Overall company development

- Termination of the business combination agreement with Deutsche Wohnen
- Acquisition of 13,800 units – strong affirmation of stand-alone growth strategy
 - LEG expands leading market position (c.20,000 units YTD) in NRW allowing for attractive scale effects
 - Further pipeline for acquisitions
- Efficiency program exceeding expectations (€10m p.a. with full effect in FY-2017)
 - Raising EBITDA margin target 2017 to 72% (previously 71%)

Dynamic rent growth combined with high capital efficiency

- In-place rent €5.19/sqm (+2.5% like-for-like, +3.5% for free-financed units)
- EPRA-Vacancy 3.2% l-f-l (stable YOY)
- Maintenance/Capex of c.€9.9/sqm
 - FY-2015 target of €15/sqm reiterated

Financials: Compelling growth at low risk

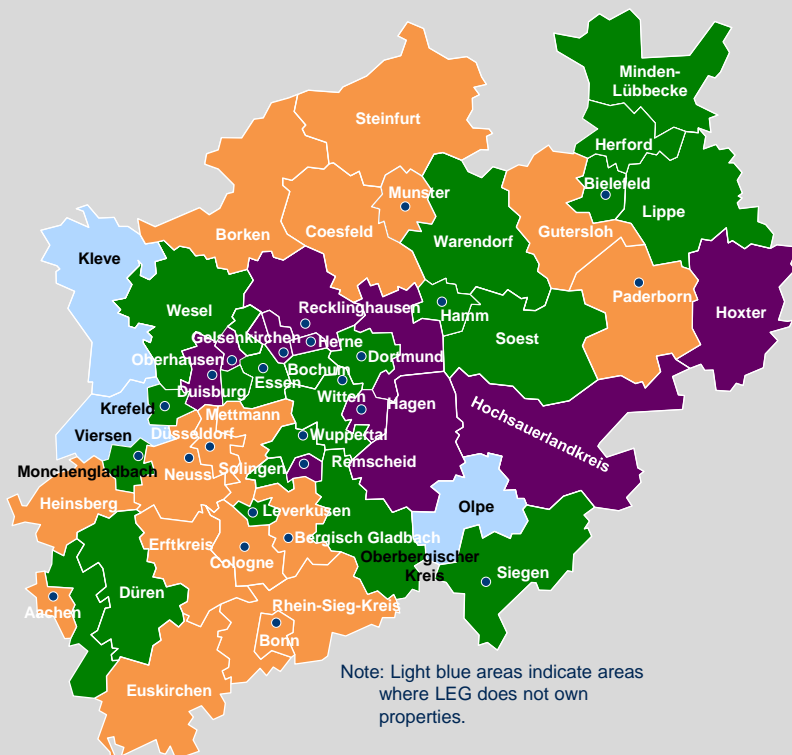
- Rental income €325.3m (+13.5% YOY from €286.6m)
- Adjusted EBITDA €225.4m (+15.3% YOY from €195.5m)
 - Margin expansion excl. maintenance c.+240 bps YOY
- FFO I €158.5m(+27.8% YOY from €124.0m), €2.76 per share (+17.9% YOY from €2.34)
- AFFO €125.0m (+28.5% YOY from €97.3m)
- EPRA-NAV (excl. goodwill) €52.87 per share (+4.1% YTD incl. DPS)



II. Portfolio and Operating Performance

Portfolio Overview

Strong operational performance across all submarkets



Total Portfolio

	30 Sep 2015	Δ (YOY)
# of units	109,602	+12.4%
In-place rent (sqm)	€5.19 (€5.22*)	+1.8% (+2.5%*)
EPRA-Vacancy	3.2% (3.2%*)	(+/-0 bps)

High-Growth Markets

	30 Sep 2015	Δ (YOY)
# of units	33,561	+5.9%
In-place rent (sqm)	€5.83 (€5.85*)	+2.1% (+2.8%*)
EPRA-Vacancy	1.4% (1.3%*)	+10 bps (+/-0 bps*)

Stable Markets with Attractive Yields

	30 Sep 2015	Δ (YOY)
# of units	44,148	+22.5%
In-place rent (sqm)	€4.91 (€4.92*)	+2.0% (+2.0%*)
EPRA-Vacancy	3.5% (3.7%*)	-40 bps (-20 bps*)

Higher-Yielding Markets

	30 Sep 2015	Δ (YOY)
# of units	30,436	+7.6%
In-place rent (sqm)	€4.80 (€4.82*)	+1.9% (+2.4%*)
EPRA-Vacancy	5.3% (5.3%*)	+30 bps (+30 bps*)

* like-for-like

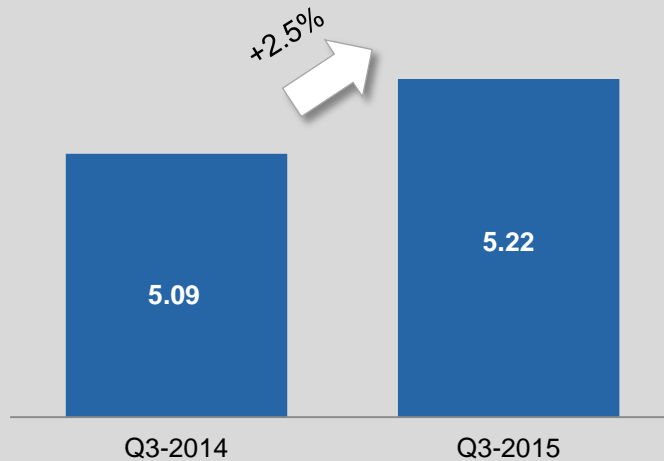
Rent Development

Attractive portfolio + operational excellence = strong rental growth

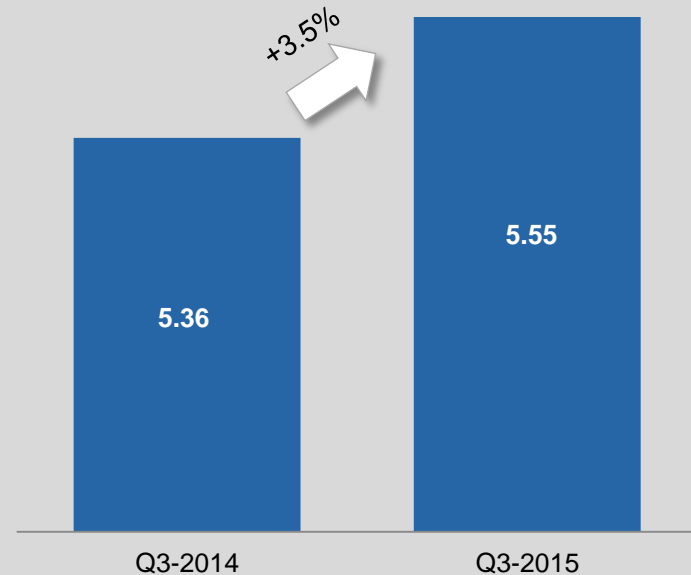
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L-f-I Residential Rent (€ /sqm /month)



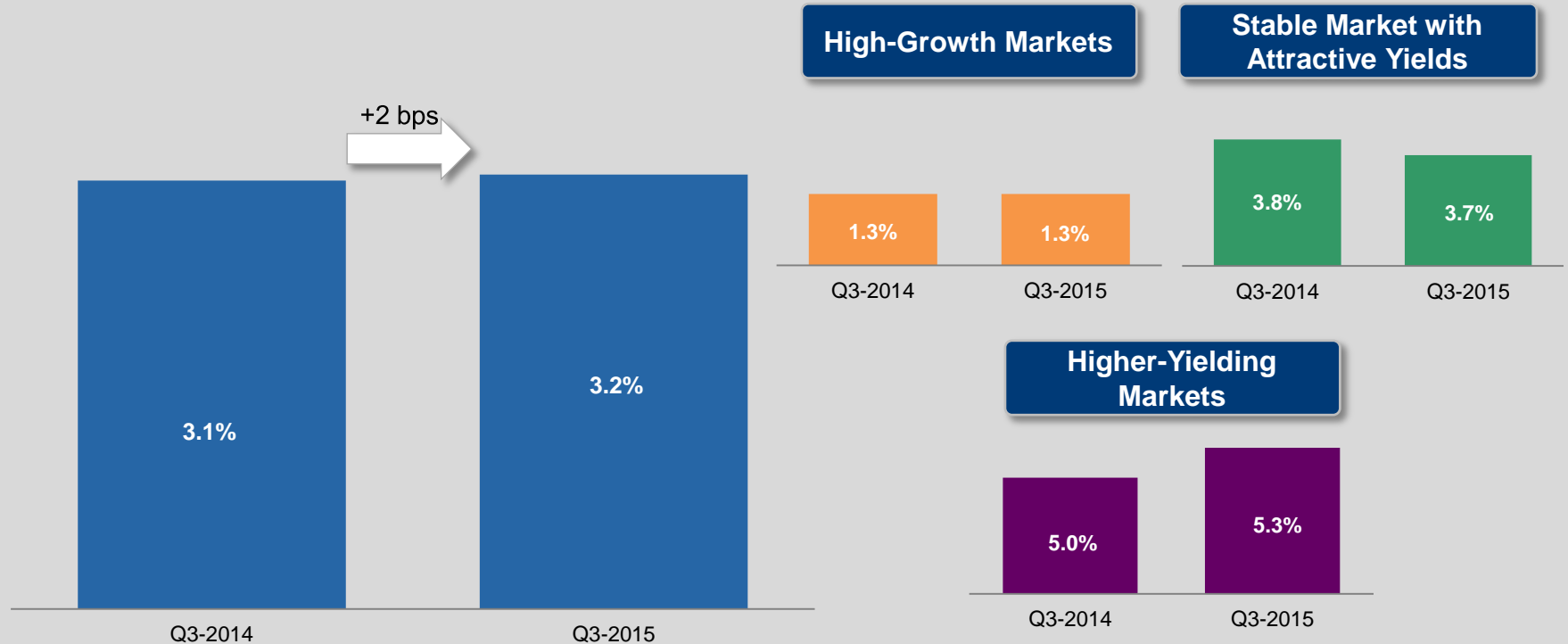
L-f-I Free-financed Rent (€ /sqm /month)



- Sound growth despite absence of major cost rent adjustments (for restricted units)
 - Strong growth of free financed units best indicator for underlying performance
 - High rent growth relative to investments underscores strong performance
- Structural competitive advantages of regional focus paying-off

EPRA-Vacancy Development (like-for-like)

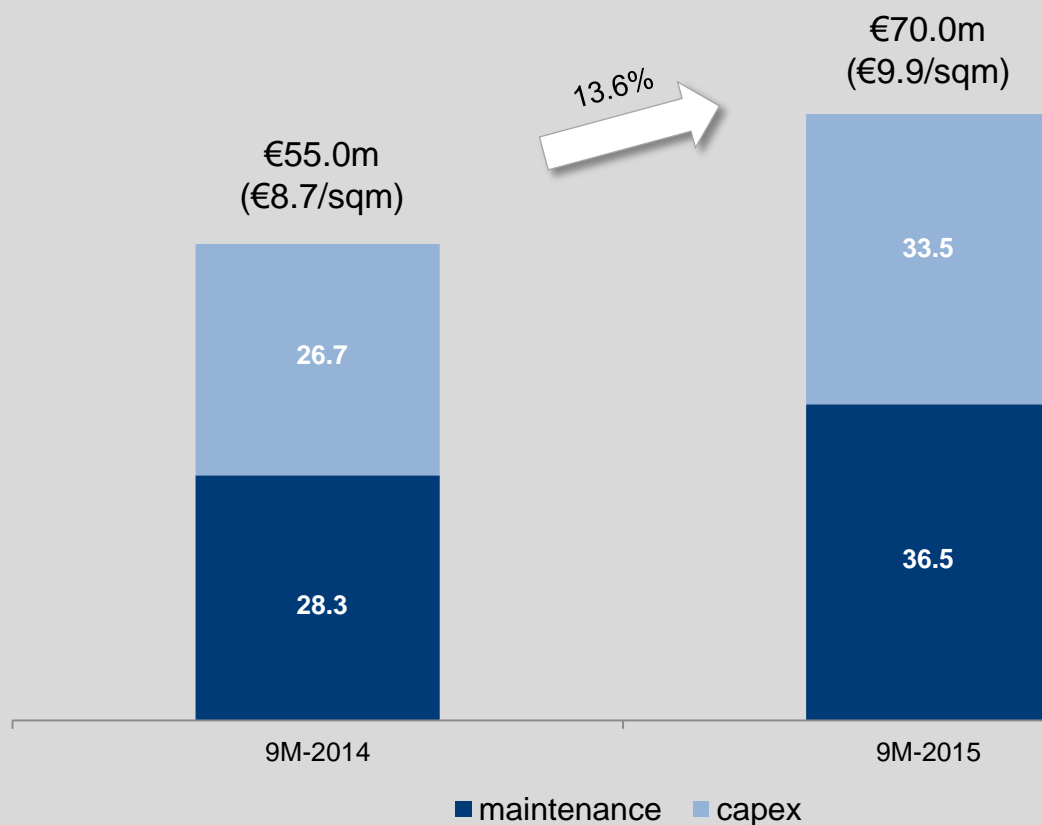
Attractive portfolio + operational excellence = low vacancies



- High occupancy maintained
- Positive outlook for Q4-2015: l-f-l basis vacancy c. 2.8%

Capex & Maintenance

Well maintained asset base & high capital efficiency

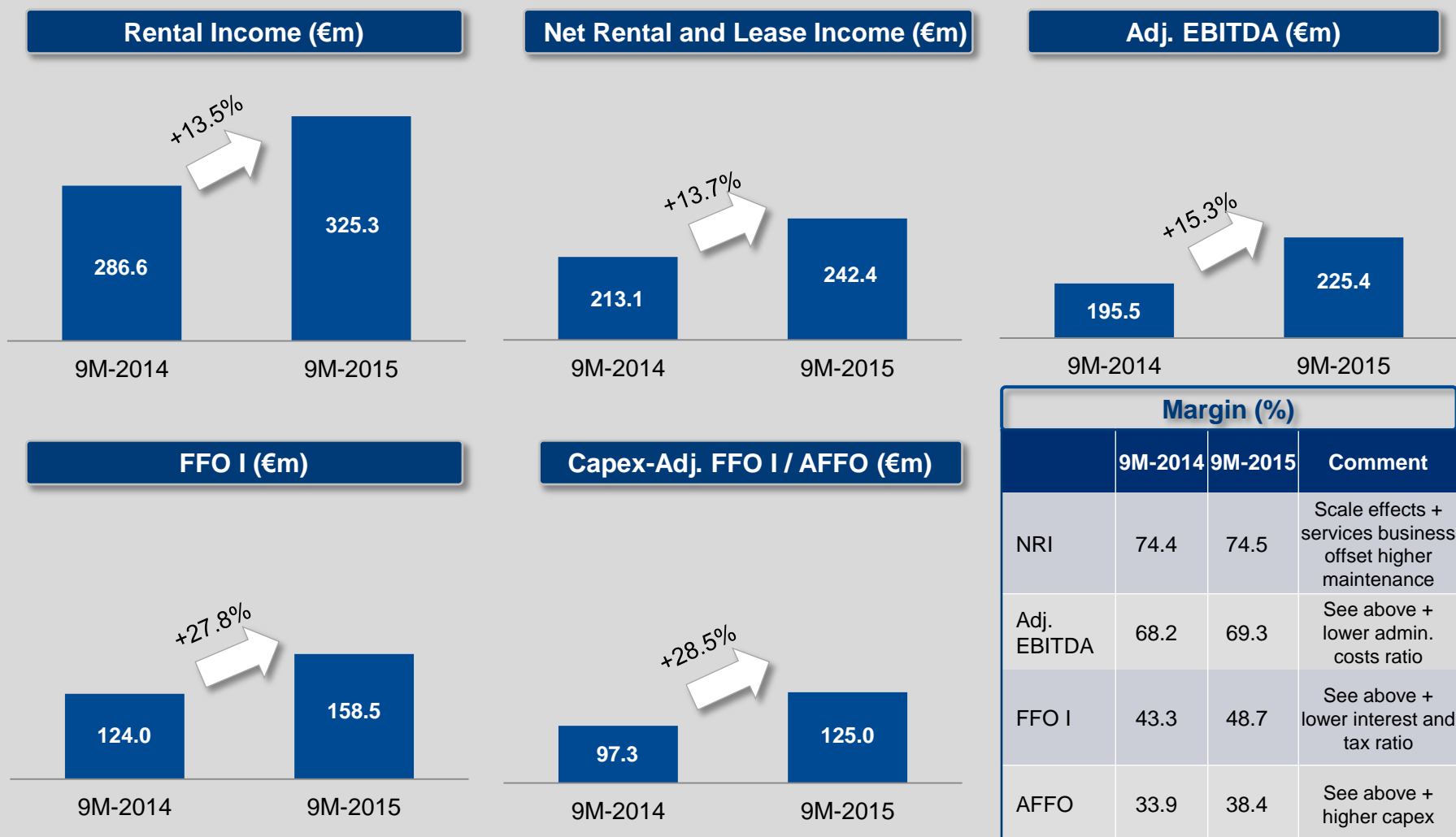


- FY-2015 guidance of around €15/sqm reiterated
 - Rising investments in Q4-2015 expected
- FY-2015 capex ratio of 50% also reaffirmed (48.0% in 9M-2015)
- Investments yielding attractive returns
 - Further vacancy decrease
 - Rent adjustments

III. Financial Performance

Financial Highlights 9M-2015

Margin expansion on back of sound topline growth + cost discipline



Income Statement 9M-2015

Condensed Income Statement (€ million)	FY-2014	9M-2015	9M-2014
Net rental and lease income	284.9	242.4	213.1
Net income from the disposal of investment property	-1.7	0.7	-0.3
Net income from the valuation of investment property	143.0	0.0	0.0
Net income from the disposal of real estate inventory	-3.1	-0.5	-2.6
Net income from other services	-0.3	0.1	0.0
Administrative and other expenses	-41.6	-32.7	-28.4
Other income	0.5	0.6	0.6
Operating earnings	381.7	210.6	182.4
Net finance costs	-162.2	-220.5	-87.7
Earnings before income taxes	219.5	-9.8	94.7
Income tax expense	-62.7	-12.1	-26.5
Consolidated net profit	156.8	-21.9	68.2

- Higher rental income (+€38.7m/+13.5%)
- NRI-margin increased from 74.4% to 74.5% YOY (75.8% to 76.1% w/o one-time costs) despite higher maintenance (+29% YOY)

- Higher one-time costs (+€4.6m to €6.5m)
- Recurring admin. costs of €24.5m (+€0.6m YOY), temporary increase mainly due to first time consolidation effects
- Decreasing cost base in 2016 expected to contribute to further margin expansion

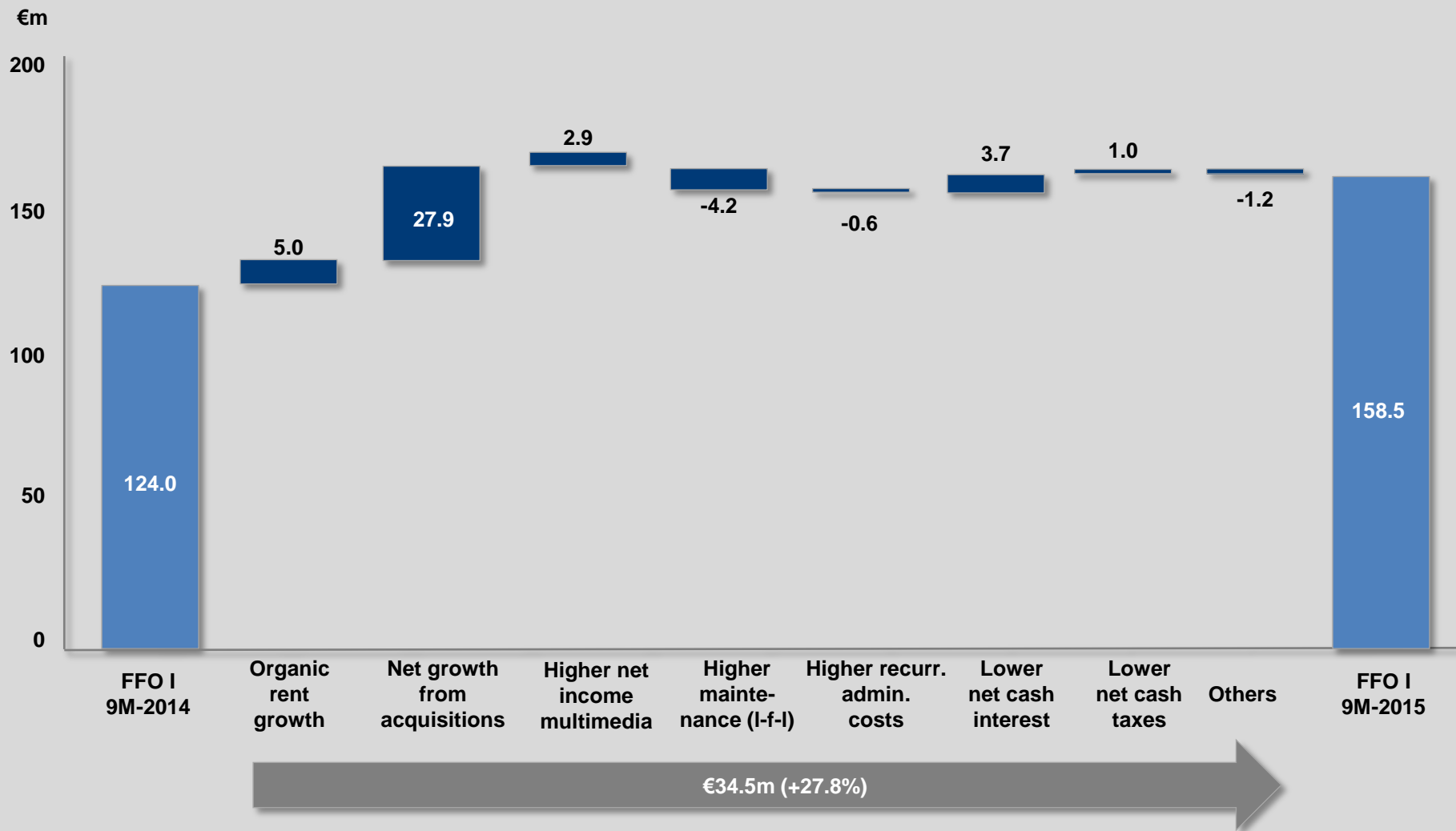
- One-time refinancing costs (-€46.7 m)
- Net income from fair value measurement of derivatives (-€77.9m; thereof -€76.7m from convertible)

- Cash taxes -€1.1m (including an aperiodic effect of -€0.9m)

FFO Calculation 9M-2015

€ million	9M-2015	9M-2014	
Rental income	325.3	286.6	▪ +€38.7m (+13.5% YOY)
Profit from operating expenses	-0.6	1.0	
Maintenance	-36.5	-28.3	
Staff costs	-27.4	-24.4	
Allowances on rent receivables	-4.7	-3.6	
Other	-10.4	-15.1	
Non-recurring project costs (rental and lease)	1.8	0.9	
Current net rental and lease income	247.5	217.1	▪ +€30.4m (+14.0% YOY); further cost savings from efficiency program expected
Current net income from other services	1.8	1.7	
Staff costs	-16.4	-16.3	
Non-staff operating costs	-14.8	-10.5	
LTIP (long-term incentive programme)	0.2	1.0	
Non-recurring project costs (admin.)	6.4	1.8	
Extraordinary and prior-period expenses	0.1	0.1	
Current administrative expenses	-24.5	-23.9	▪ Decreasing admin. cost base in 2016 expected
Other income and expenses	0.6	0.6	
Adjusted EBITDA	225.4	195.5	▪ +€29.9m (+15.3% YOY)
Cash interest expenses and income	-66.7	-70.4	
Cash income taxes	-0.2	-1.1	
FFO I (not including disposal of investment property)	158.5	124.0	▪ +€34.5m supported by topline growth and margin expansion
Net income from the disposal of investment properties	0.7	-0.3	
FFO II (including disposal of investment property)	159.2	123.7	
Capex	-33.5	-26.7	
Capex-adjusted FFO I (AFFO)	125.0	97.3	

FFO Bridge 9M-2015



Focus: Cash Effective Interest Expense 9M-2015

€ million	FY-2014	9M-2015	9M-2014	
Reported interest expense	128.5	145.9	93.8	<ul style="list-style-type: none"> Refinancing costs of €46.7m (P+L effective)
Interest expense related to loan amortisation	-24.6	-27.4	-16.9	<ul style="list-style-type: none"> Including valuation of the convertible (€4.8m) and effects from refinancing (€6.0m)
Prepayment penalties	0.0	-7.2	0.0	
Interest charges relating to valuation of assets/liabilities	-2.3	-1.3	-1.7	
Leasing related interest expense	-1.5	-1.0	-1.0	
Interest expenses related to changes in pension provisions	-4.0	-2.2	-2.9	
Other interest expenses	-0.2	-39.6	-0.2	<ul style="list-style-type: none"> Release of swaps (refinancing) ~€39.5m
Bank charges	-0.3	0.0	0.0	
Interest income	-1.0	-0.6	-0.8	<ul style="list-style-type: none"> Lower \varnothing cost of debt Interest coverage improved further (3.4x up from 2.8x YOY)
Cash effective interest expense	94.5	66.7	70.4	

EPRA-Net Asset Value 9M-2015

Yield compression ahead + hidden reserves from services business

€ million	30.09.2015	31.12.2014
Equity (excl. minority interests)	2,410.6	2,476.2 *
Effect of exercising options, convertibles and other rights	418.9	308.7
NAV	2,829.5	2,784.9
Fair value measurement of derivative financial instruments	167.4	136.1
Deferred taxes**	381.3	373.7
EPRA-NAV	3,378.2	3,294.7
Number of shares fully-diluted incl. convertible (m)***	63.394	62.043
EPRA-NAV per share in €	53.29	53.10
Goodwill, resulting from synergies	26.4	26.4 *
Adjusted EPRA-NAV (excl. goodwill)	3,351.8	3,268.3
Adjusted EPRA-NAV per share in €	52.87	52.69

- -€21.9m net loss (early refinancing of loans and fair value measurement of derivatives)
- Dividend distribution (-€111.8m)
- Capital increase (€72.9m)

- **Rental rental yield of 7.3% signals future upside; first moderate yield compression in Q4**
 - Expected valuation uplift in Q4-2015: 4.4% – 4.7%
- **Value of services business not included in NAV**
 - Value €2.90 per share at discount rate of 6%

* Adjustment arising from final PPA of Vitus transaction

** And goodwill resulting from deferred taxes on investment properties

*** Actual number of shares outstanding 58.260m

First Moderate Yield Compression in Q4 2015*

Strong momentum in orange markets

Markets	Change
Total valuation uplift	€265m - €285m (+4.4 – 4.7%)
Orange markets	c.+7.5%
Green and purple markets	c.+2.5 – 2.8%

Selected Markets

Cities	Segment	Valuation Uplift
Dusseldorf	High-Growth	~9.0%
Cologne	High-Growth	~12.5%
Dortmund	Stable	~3.0%
Essen	Stable	~3.0%
Duisburg	Higher-Yielding	~2.0%
Gelsenkirchen	Higher-Yielding	~5.0%

* Expected results

Balance Sheet 9M-2015

Strong balance sheet secures defensive profile



€ million	30.09.2015	31.12.2014
Investment property	6,093.5	5,914.3
Prepayment for investment property	0.6	16.8
Other non-current assets	140.9	155.1 *
Non-current assets	6,235.0	6,086.2
Receivables and other assets	60.0	35.9
Cash and cash equivalents	378.2	129.9
Current assets	438.2	165.8
Assets held for disposal	41.2	58.4
Total Assets	6,714.4	6,310.4
Equity	2,426.8	2,490.4 *
Non-current financial liabilities	2,851.4	2,546.5
Other non-current liabilities	609.4	612.3
Non-current liabilities	3,460.8	3,158.8
Current financial liabilities	492.9	413.8
Other current liabilities	333.9	247.4 *
Current liabilities	826.8	661.2
Total Equity and Liabilities	6,714.4	6,310.4

- Additions €189.9m
- Capex €33.5m
- Reclassification -€47.5m

- Cash flow from operating activities (€120.0m)
- Dividend distribution (-€111.8m)
- Net acquisitions and capex measure (-€126.5m)
- Capital increase (€72.9m)

- Equity ratio of 36.1%

* Adjustment arising from final PPA of Vitus transaction

LTV 9M-2015

Strong credit profile and efficient capital structure maintained



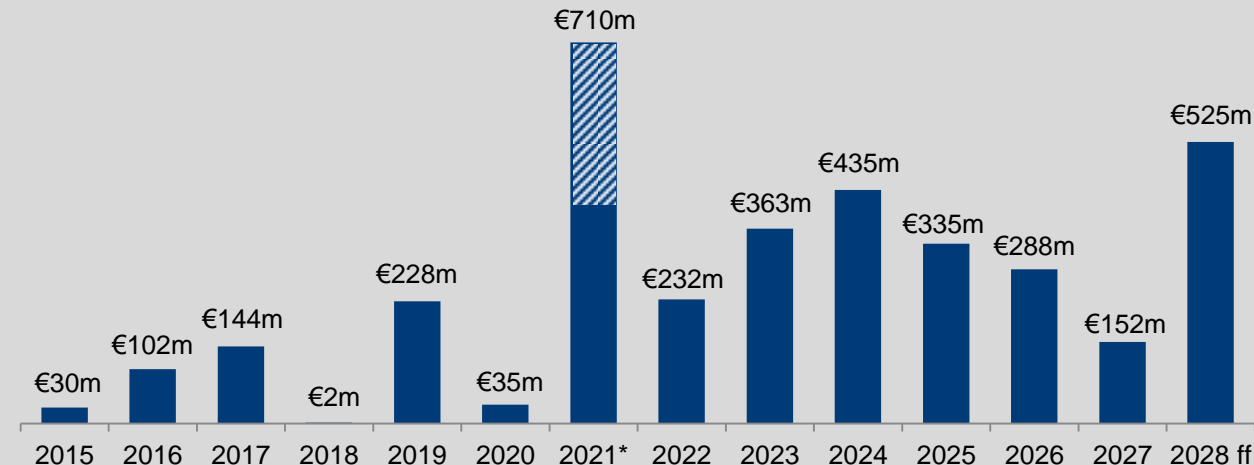
€ million	30.09.2015	31.12.2014
Financial debt	3,344.3	2,960.3
Cash & cash equivalents	378.2	129.9
Net Debt	2,966.1	2,830.4
Investment properties	6,093.5	5,914.3
Properties held for sale	41.2	58.4
Prepayment for investment properties	0.6	16.8
Property values	6,135.3	5,989.5
Loan to Value (LTV) in %	48.3	47.3
Equity	2,426.8	2,490.4*

- Positive impact on LTV from future conversion of convertible expected (currently -420bps)

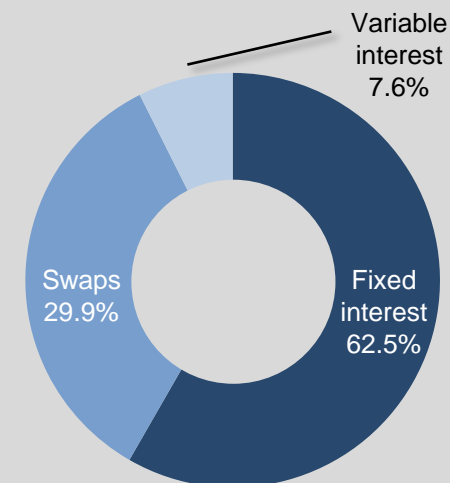
* Adjustment arising from final PPA of Vitus transaction

Financing Structure - 30 September 2015

1 - 2 years	3 - 5 years	6 - 8 years	>= 9 years
3.7%	10.4%	27.3%	58.6%



* Maturity 2021 with investor put option 2019 (€300 m convertible bond)



Average debt maturity:

▪ 11.0 years

Interest costs:

▪ Ø 2.3%

Hedging ratio:

▪ 92.4%

IV. Business Update and Outlook

Business Update

Value accretive growth on basis of a highly focused management platform

NRW market: Strong fundamentals suggest catch-up potential

- Many core markets in still early stage of the cycle with accelerating demand growth
- Affordable living in NRW key beneficiary of paradigm change of rising immigration
- High affordability in NRW indicates superior relative value
- LEG portfolio: attractive yield differential (yield 7.3%, value/sqm €826) despite sound growth dynamics (rent CAGR 2013-17e: +2.8%)

Exploiting attractive scale effects in our core markets

- Acquisition of approx. 20,000 units YTD in core markets; expansion of leading market position
- Strict investment criteria maintained: no NAV dilution, FFO accretion, efficiency gains (contribution to rising EBITDA margin)
- Purchase of 13,800 units from Vonovia ideally fits into LEG's growth strategy
 - Transaction price in line with year end valuation
 - Significant positive contribution to FFO per share expected (estimate: 3-4% per share)
 - EBITDA margin >72% due to high synergies despite higher capex/maintenance
 - Additional value upside (rents, vacancies) on basis of LEG platform
- LEG natural buyer in attractive NRW market: superior scale effects + very strong reputation as sustainable landlord

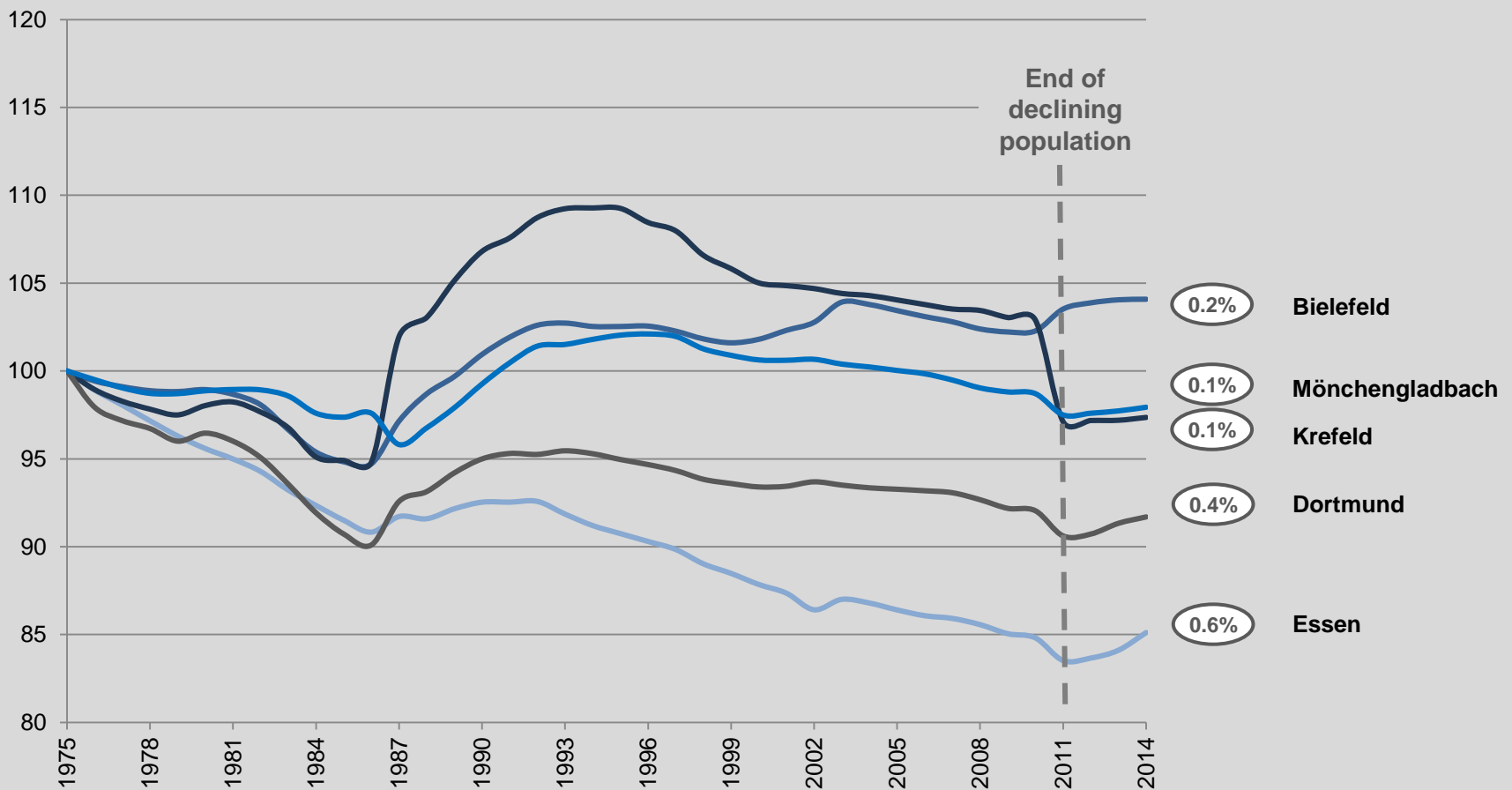
NRW Population Development

Many cities just entering upswing phase

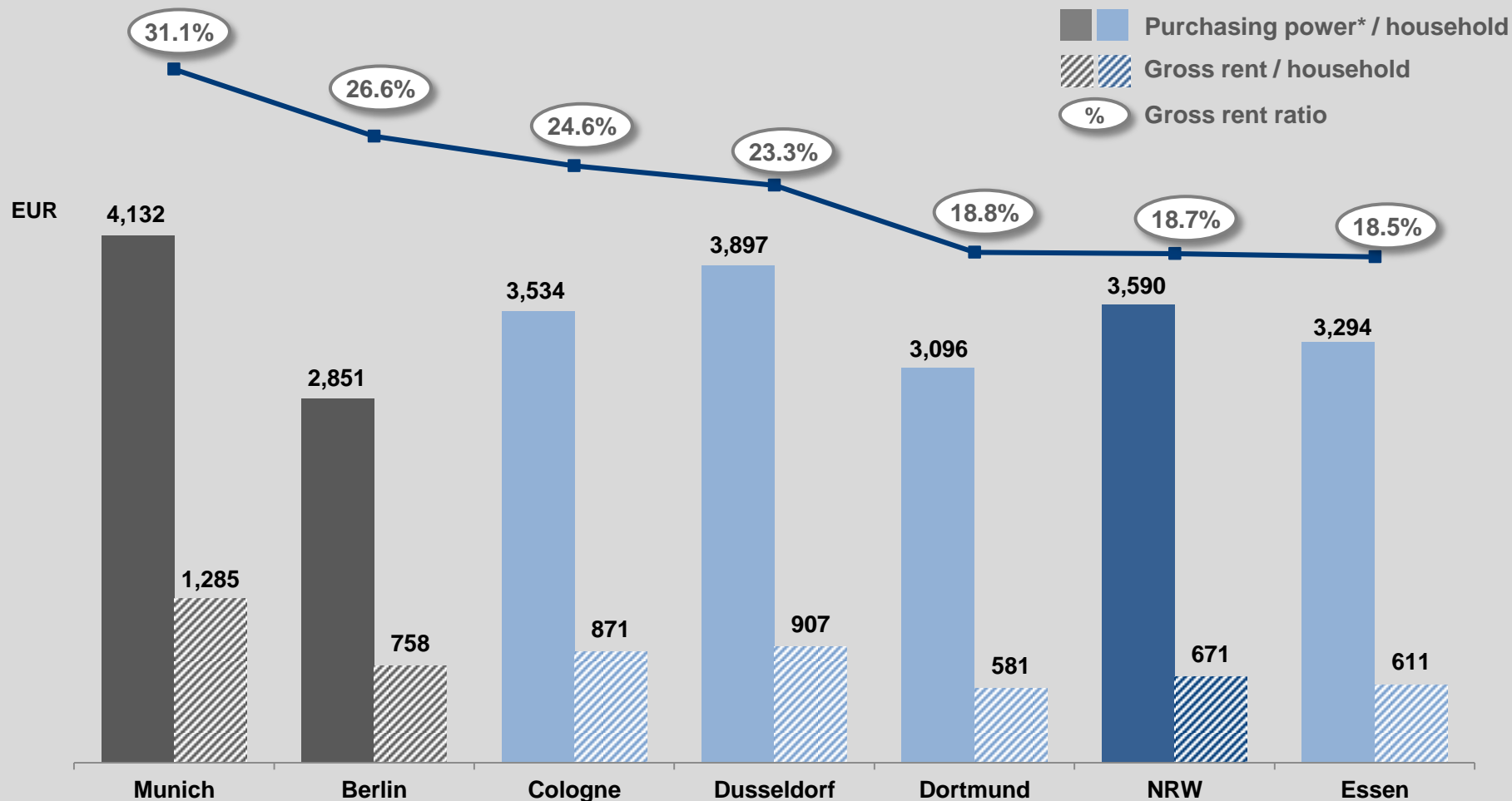
Cities entering upswing mode

Index = 1975

○ CAGR 2011 - 2014



NRW cities showing significant upside potential



Source: CBRE, Destatis

* Net income pre tax and social insurance contributions and including received transfer payments

Business Update

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Value accretive growth on basis of a highly focused management platform

Efficiency program beating expectations / EBITDA margin target raised

- Comprehensive approach covering all processes and functions; harvesting the fruits of a concentrated portfolio
- Upward revision of cost savings target from €5m to €10m (full effect in FY-2017)
 - Process innovations key driver for sustainably lower cost base
 - Examples: service centre for standard requests, higher standardisation of turn costs
- EBITDA margin target 2017 raised to 72% (up from 71%)
 - Further strengthening of our leading operating profitability in the sector

More active capital recycling ahead: Creating additional value

- Portfolio has reached critical size
- More active selling of apartment blocks to investors; no tenant privatisation
 - Crystallising attractive relative prices
 - Opportunistic disposals (after transformation of assets from value-add/opportunistic to core)
- Status: analysis of portfolio; completion in Q4

Portfolio Overview – Excellent Fit to LEG's Portfolio

Key Figures	
Residential units	c.13,800
Total sqm	c.862 k
Rent (€/sqm)	4.84
Market rent (€/sqm)	5.09
Vacancy (%)	6.3%
Commercial units	c.50
Parking	c.2,330
Other	c.50

Highlights

- Highly concentrated portfolio structure allows efficient property management
- Portfolio is located in urban regions/commuter belts benefitting from strong migration to Germany and especially to NRW
- LEG's product (affordable housing) well-suited for increasing net immigration to NRW

Locations	Units acquired	Units LEG combined	Market	Rent €/sqm	Market rent €/sqm	Vacancy	Target Vacancy
Gelsenkirchen	c.3,830	c.6,740		4.86	5.09	9.5%	<5.0%
Bergkamen	c.2,200	c.2,810		4.52		4.3%	
Marl	c.2,080	c.2,740		5.14		7.3%	
Herne	c.1,990	c.2,710		4.97		6.6%	
Herten	c.1,030	c.1,170		4.95		5.1%	
Dortmund	c.730	c.13,270		4.45		2.6%	
Monchengladb.	c.410	c.6,460		5.31		4.9%	
Ratingen	c.300	c.3,130		5.83		4.0%	
Krefeld	c.210	c.1,330		4.40		5.3%	
Total¹	c. 13,800	c. 48,060		4.84	5.09	6.3%	<5.0%

- High-Growth Markets
- Stable Markets
- Higher Yielding Markets

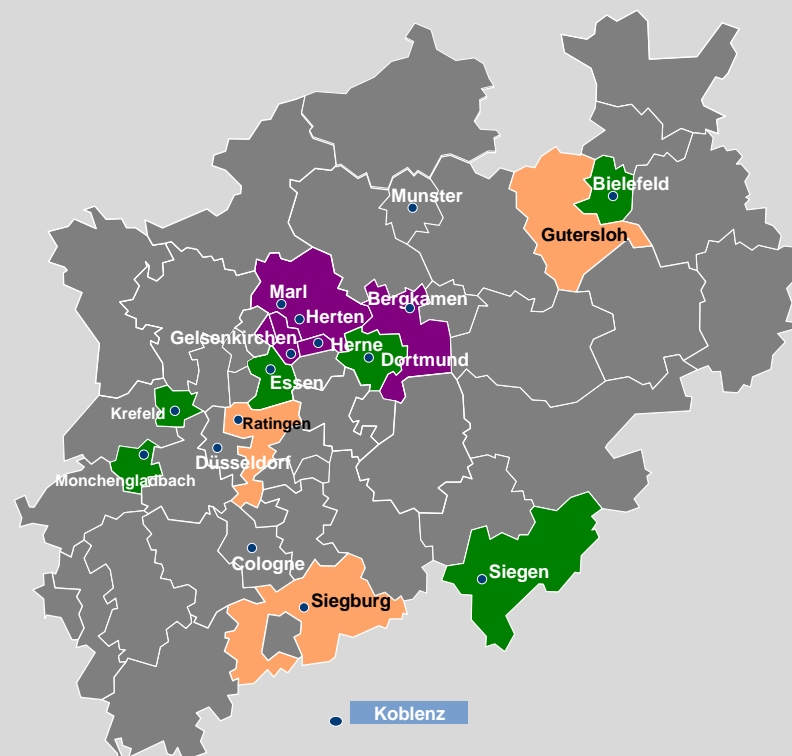
¹ Total Portfolio includes further units in Koblenz, Gutersloh, Bielefeld, Essen, Siegen, Siegburg

Transaction Parameters – Attractive Portfolio Yield

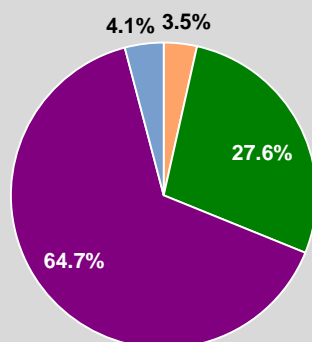
Key Figures

Purchase price	c.€600m
Asset value/sqm (€)	c.€710
Rental yield/multiple (in-place rents)	7.8% (12.8x)
Rental yield/multiple (estimated rental values)	8.2% (12.2x)
Signing	mid December 2015
Expected closing	31 March 2016

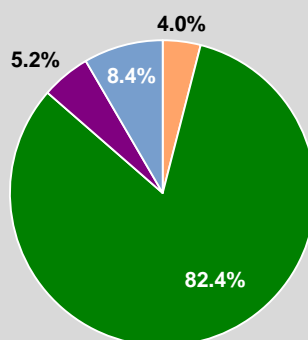
Assets Located in Urban Regions of NRW



Portfolio breakdown by macro and micro locations



Macro locations
(breakdown by units)



Micro locations
(breakdown by sqm)

High-Growth Markets Stable Markets Higher Yielding Markets Other

Overview Acquisitions Year-to-Date

Deal #	Units acquired	Geographic focus	Market	Annual net cold rent	In place rent/sqm	Vacancy rate	Signing	Purchase price	Expected closing
1	713	Cologne, Leverkusen, Sankt Augustin	high growth/stable	EUR 3.5m	EUR 5.33	2.9%	April 2015	not disclosed	retroactively as of 1 June 2015
2	c.3,500	Top 2 locations ~60% (Bielefeld, Detmold)	stable	EUR 14.2m	EUR 5.22	3.6%	June 2015 (agreement)	EUR 225m	January 2016
3	2,037		stable/higher yielding	EUR 7.7m	EUR 5.04	6.7%	August 2015	not disclosed	January 2016
4	c.13,800	NRW	higher yielding/stable	c.EUR 48m	EUR 4.84	6.3%	November 2015 (agreement)	c.EUR 600m	1 April 2016
	c.20,000								

Acquisitions: Creating Tangible Value

		31.10.2015		Closing		Change	
	Units	In-place rent € / sqm	Occupancy	In-place rent € / sqm	Occupancy	In-place rent € / sqm	Occupancy
Portfolio incl. Vitus transaction	20,869*	5.12	95.9%	4.87	95.5%	0.25 (+5.1%)	~ +40 bp

Dynamic rent growth confirms attractive reversionary potential

- Average in-place rents +5.1% (within avg. 17.1 months)

* Acquisitions since end-2012

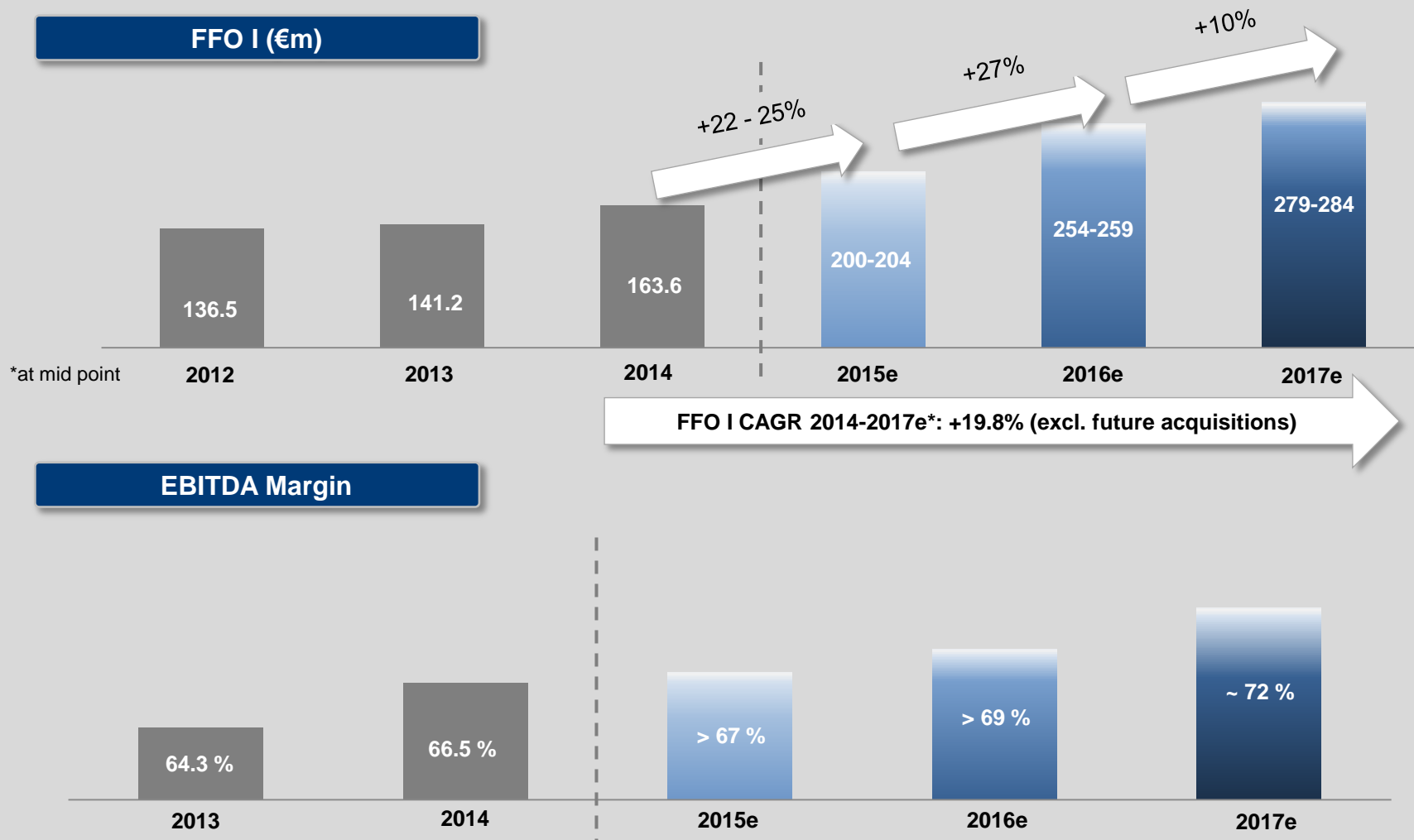
Raised Outlook for 2016 & New Guidance 2017

2015	Guidance
FFO I:	€200m - €204m /€3.47 - €3.54 per share
L-F-L rent growth:	2.4 - 2.6%
L-F-L vacancy:	Approx. 2.8% (FY-14 comparable: 2.8%)
Dividend:	65% of FFO I

2016	
FFO I:	€254m - €259m (up from €233 - €238m)/ €4.00 - €4.09 + upside from Vonovia acquisition of 3 – 4%
L-F-L rent growth:	2.4 – 2.6%

2017	
FFO I:	€279m - €284m
L-F-L rent growth	3.0 – 3.3%

Steady Expansion of Leading Profitability



V. Appendix

Mietspiegel overview

Expected new Mietspiegel in 2015

Release date (expected)	High-Growth Market ¹	Stable Market ¹	Higher-Yielding Market ¹	Total Portfolio ^{1,2}
2015 (Q1)	4,861 units (mainly Cologne)	13,663 units (mainly Dortmund)	1,386 units (mainly Herne, Marl)	19,919 units
2015 (Q2)	6,602 units (mainly Münster)	2,124 units (mainly Hattingen)		8,726 units
2015 (Q3)		1,170 units (mainly Herford)	8,904 units (mainly Duisburg, Dorsten)	10,074 units
2015 (Q4)	7,786 units (mainly Monheim, Bochholt)	12,496 units (mainly Monchengladbach, Essen)	185 units	21,142 units
Total^{1,2}	19,249 units	29,453 units	10,475 units	59,861 units

<u>Thereof:</u>			
- Bocholt	1,412 units		
- Bonn	2,311 units		
- Cologne	3,913 units		
- Dortmund		12,544 units	
- Duisburg			6,655 units
- Essen		2,307 units	
- Monchengladbach		6,006 units	
- Monheim	3,509 units		
- Münster	6,078 units		
- Witten		1,518 units	
- Wuppertal		2,031 units	

¹ Sub-portfolios also include restricted units

² Total Portfolio also includes 684 units Non-NRW

LEG – Adj. EBITDA Margin

Leading profitability in the sector



Adj. EBITDA margin	2014		2013	
	€m	margin %	€m	margin %
As reported	259.3	66.5	231.7	64.3
Gap restricted vs. unrestricted rents*	21.2	68.2	22.5	66.4

* €/sqm: €4.61 vs. €5.33 in 2014, €4.50 vs. €5.24 in 2013

- EBITDA as reported distorted by restricted units (compensation for lower rents included in interest results)
- Scenario analysis: closing gap between restricted vs. unrestricted rents; **Adjusted EBITDA margin approx. 170 bps higher**

Portfolio (as of 30 Sep 2015)

Sound property fundamentals basis for value growth



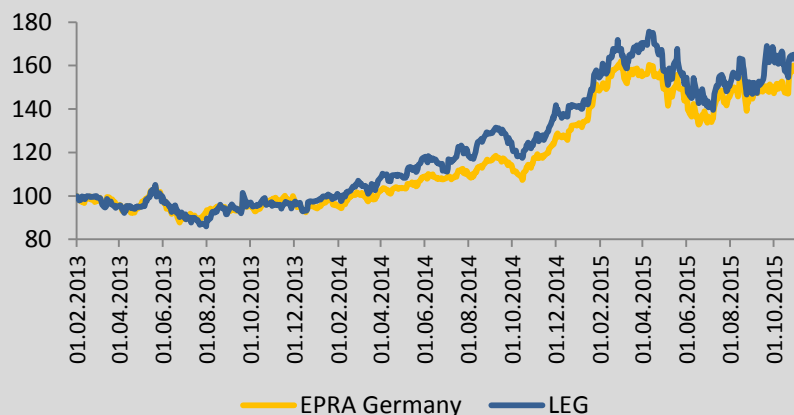
Market	Residential Units	GAV Residential Assets (€m)	% of Total Residential GAV	GAV/sqm (€)	In-Place Rent Multiple	GAV Commercial/ Other Assets (€m)	Total GAV
High-Growth Markets	33,561	2,372	41%	1,113	16.0x	158	2,530
Stable Markets with Attractive Yields	44,148	2,141	37%	732	12.8x	113	2,254
Higher-Yielding Markets	30,436	1,206	21%	641	11.8x	47	1,252
Subtotal NRW	108,145	5,718	98%	825	13.7x	318	6,036
Portfolio outside NRW	1,457	90	2%	930	14.3x	1	91
Total Portfolio	109,602	5,808	100%	826	13.7x	319	6,127
Other Assets							34
Total (incl. Landbank and DevCo)							6,161

LEG Share Information

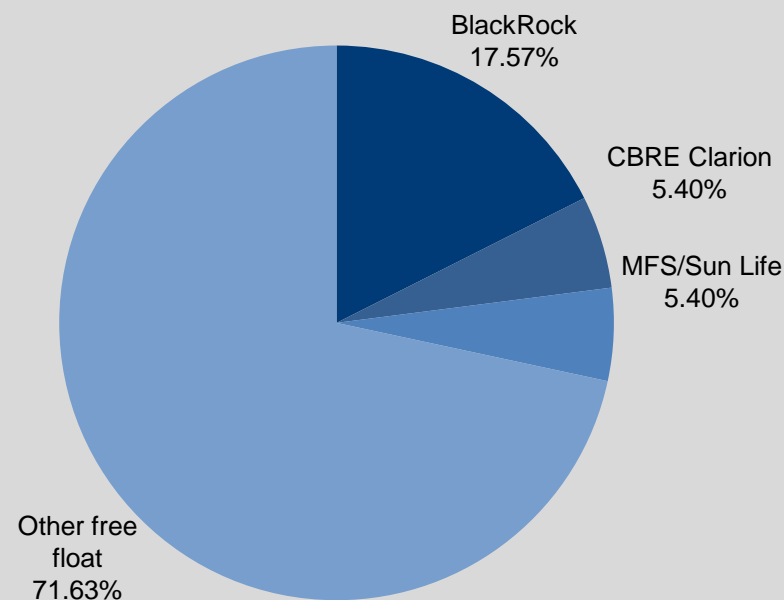
Basic Data

- Prime Standard, Frankfurt Stock Exchange
- Total no. of shares: 58,259,788 (as of June 30, 2015)
- Ticker symbol: LEG
- WKN: LEG111/ ISIN: DE000LEG1110
- Indices: MDAX, FTSE EPRA/NAREIT, GPR 250, Stoxx Europe 600
- Weighting: MDAX 2.95%; EPRA 2.18%

Share price (05.11.2015, indexed; 31.01.2013 = 100)



Shareholder Structure



Well-balanced shareholder structure

Source: LEG; shareholdings according to latest voting rights notifications

Financial Calendar

Date	Report/Event
12.11.2015	Quarterly Report 9M as of 30 September 2015
13.11.2015	Roadshow Amsterdam, Kempen
18.11.2015	Roadshow London, Morgan Stanley
19.11.2015	Roadshow Paris, KeplerCheuvreux
13.01.2016	J.P. Morgan European Real Estate CEO Conference, London
20.01.2016	Unicredit / KeplerCheuvreux 15th German Corporate Conference, Frankfurt
March 2016	Annual Report 2015

Contact



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LEG
gewohnt gut.

Thank you for your interest.